



*College Station, Embracing the Past,  
Exploring the Future*

**Mayor**  
Ron Silvia  
**Mayor Pro Tempore**  
James Massey  
**City Manager**  
Tom Bryner

**City Council**  
John Happ  
Winnie Garner  
Scott Mears  
Dennis Maloney  
Anne Hazen

**MINUTES**  
**College Station City Council**  
**Workshop and Regular Meetings**  
**Thursday, August 8, 2002 at 3:00 p.m. and 7:00 p.m.**  
**City Hall Council Chambers, 1101 Texas Avenue**  
**College Station, Texas**

**COUNCIL MEMBERS PRESENT:** Mayor Silvia, Mayor Pro Tem Massey,  
Council members Garner, Maloney, Hazen, Happ

**COUNCIL MEMBER ABSENT:** Mears

**STAFF PRESENT:** City Manager Bryner, Assistant City Manager Brown,  
Budget and Strategic Planning Director Kersten, City Attorney Cargill, Jr., City  
Secretary Hooks, Fiscal Services Director Cryan, Assistant to the City Manager  
Rapelye, Director of Public Works Smith, Director of Economic Development  
Foutz, Fire Chief Giordano, Police Chief Feldman, OTIS Director Burnside,  
Public Communications Manager Cole, Parks and Recreation Director Beachy

**Regular Agenda Item No. 11.1 – Public hearing, discussion and possible  
action on a rezoning from R-1 Single Family Residential to C-1 General  
Commercial for 18.33 acres of the Morgan Rector League A-46 located east  
of the future Central Park Lane extension on Krenek Tap Road.**

Development Manager Natalie Ruiz stated that the applicant requested rezoning  
of 18.33 acres to prepare the land for marketing. The 18-acre tract is located at  
the intersection of State Highway  
6 and Krenek Tap Road. Staff and the Planning and Zoning Commission  
recommended denial of this request. Apartments, a vacant C-1 General  
Commercial tract to the north, a church, and undeveloped R-1 to the west, abut  
the subject property. The Land Use Plan displayed the subject property as  
Mixed Use Development. C-1 General Commercial zoning on this property  
would not be in compliance with the Land Use Plan.

Ms. Ruiz noted that since the Planning and Zoning Commission meeting, the  
applicant has requested C-B Business Commercial zoning in place of the C-1

General Commercial. The applicant has also proposed physical conditions as well to achieve a Mixed Use look. The conditions included:

- No parking along the frontage of Central Park Lane or Krenek Tap Road.
- Parking allowed along 50% of the Highway 6 frontage. The remaining 50% will be buildings and/or open space.
- Building sited along Krenek Tap Road will have a 25' foot setback and a façade similar to the front of the building.
- Limit the size of each building. The first floor of each building would be limited to 25,000 square feet with the exception of the hotel use. This would preclude a big box retail user.

Veronica Morgan addressed the rezoning request in favor of the rezoning request to C-B.

Mayor Silvia opened the public hearing.

The following citizen spoke in favor of the rezoning.

Thomas Madison, P.O. Box 150365, Austin, Texas

The following citizens spoke in opposition to the rezoning.

Henry Kapchinski, 700 V Krenek Tap Road

Sherry Ellison, 2705 Brookway, remarked that the proposed development would create traffic problems along Krenek Tap Road.

Mayor Silvia closed the public hearing.

Council member Maloney made a motion to deny this request and forward it to the Planning and Zoning Commission for their consideration of C-B, PDD and all other options. Council member Massey seconded the motion, which carried unanimously, 6-0.

FOR: Silvia, Massey, Happ, Garner, Maloney, Hazen

AGAINST: None

ABSENT: Mears

PASSED AND APPROVED this 22<sup>nd</sup> day of August, 2002.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary Connie Hooks

\_\_\_\_\_  
Mayor Ron Silvia